



22 Goombungee-Meringandan Road, MERINGANDAN WEST, QLD 4352

Space, Lifestyle & Value in a Growing Acreage Pocket

Set on a flat and highly usable 4,000m² block in sought-after Meringandan West, this is a property that speaks directly to buyers chasing space, privacy and a lifestyle that's becoming harder to secure.

As more buyers look to move away from tighter residential living, properties like this continue to gain traction, offering a semi-rural lifestyle without sacrificing convenience. With the Meringandan produce store just down the road, you're within walking distance to the local service centre, a short drive to the Meringandan Hotel, under 10 minutes to Highfields and approximately 20 minutes to the Toowoomba CBD.

What also stands out here is the value on offer. With land prices continuing to strengthen across the region, opportunities to secure a parcel of this size with established infrastructure are becoming increasingly limited.

The home itself is comfortable and easy to live in, with recent updates already completed and a layout that lends itself to low-maintenance living. It's particularly well suited to those looking to enjoy the space without the upkeep of a larger home, whether

TYPE: For Sale

INTERNET ID: 300P195574

SALE DETAILS

**Interest Above
\$800,000**

CONTACT DETAILS

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Toowoomba, QLD
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that's a couple, downsizers, or buyers wanting an acreage lifestyle without the complexity.

Outdoors, the block opens up a range of possibilities, from additional shedding or improvements through to simply enjoying the privacy, established setting and flexibility the property provides.

The current owners have genuinely enjoyed their time here, making the most of the space and flexibility the property offers, along with the ability to plant, grow and gradually put their own stamp on the home. It's a home they've found easy to settle into and hard to leave.

With their next chapter now locked in, they are highly motivated to see a result. Like all good things, their time here is coming to an end, creating an opportunity for the next owner to step in and make it their own.

If this feels like something you've been searching for, feel free to reach out to Zac anytime to arrange an inspection or find out more.

Inside the Home:

- Light-filled open plan living and dining.
- Updated flooring and freshly repainted throughout.
- Reverse cycle Mitsubishi air conditioning in living area.
- Functional kitchen with excellent storage, bench space and two-way pantry.
- Electric Westinghouse oven with cooktop and grill.
- Separate study positioned off the kitchen.
- Main bedroom with his and hers built-in robes and two-way bathroom access.
- Built-in robes to all bedrooms.
- Updated shower and toilet since purchase.
- Separate internal toilet plus an additional external toilet outside (not in use).
- Laundry conveniently positioned off the kitchen.
- Excellent storage throughout the home.
- Front and rear ramps providing wheelchair accessibility.

Land, Sheds & Water:

- Flat and highly usable 4,000m² block.
- Set back from the road for added privacy.
- Side access to backyard.
- Established fruit trees including mango, citrus, passionfruit, grapes and more.
- Spacious outdoor entertaining area.
- Double lock-up powered shed plus a range of additional shedding including a 6m x 6m

shed. with an attached 7m x 8m carport, a 3.5m x 4.5m enclosed shed and a 3m x 3m garden shed.

- Bore approx. 110ft deep (water at ~70ft) with pump producing approx. 300 gallons/hour.
- Bore water potable (currently used for garden).
- Rainwater tanks (two concrete) plus town water servicing the home.

School Catchment:

- Prep to Year 6: Meringandan State School.
- Year 7 to Year 12: Highfields State Secondary College.

Rates & Details:

- General rates (Â½ yearly): \$1,120.33.
- Water rates (Â½ yearly): \$397.27 + consumption.
- Local Government Area: Toowoomba Regional Council.
- Real Property Description: Lot 11 on Registered Plan 186367.
- Zoning: Rural Residential.
- Allotment Size: 4,000 mÂ².

Advertising Disclaimer:

While we have taken great care to provide accurate information, we deny liability for any errors, omissions, inaccuracies, or misstatements that may appear. Prospective purchasers are encouraged to independently verify all details before making any decisions.

Other features: Area Views, Carpeted, Close to Schools, Close to Shops, Close to Transport, Disabled Access

- Land Area 4,000.00 square metres
- Building Area: 155.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 4







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Every effort was made to ensure the accuracy of this floor plan. However, all measurements in this floor plan are approximate and should only be used for representational purposes. This floor plan was produced by SK MEDIA

